

# Preliminary Assessment Report

## Project 008264-21PA, 3020 NE 45TH ST

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**Assessment Completed:** 1/25/2022

**Project Description:** New 8 story mixed-use project consisting of three 6 story residential buildings with a total of 734 residential units over a 2 story common podium building with retail space and parking for approximately 614 cars.

**Primary Applicant:** [Derrick Overbay](#)

This report lists the preliminary assessment of your project requirements by various City departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included in this report. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once you have submitted your application.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below if you have questions.
2. See the Seattle Department of Transportation (SDOT) section of this PAR to determine if we require a full street improvement plan (SIP) or SIP Lite. If we do require a SIP or SIP Lite, submit it to SDOT via the Seattle Services Portal at: <https://cosaccela.seattle.gov/Portal>.

The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your SIP or SIP Lite is approved to the level of completeness that SDOT requires. A full SIP requires 60% review and must be approved at 60% before you submit your SDCI construction permit application. A SIP Lite moves directly from 30% to 90% review, and the 90% plan must be approved by SDOT before you submit your SDCI construction permit application. For guidance on the SIP and SIP Lite processes, see <https://www.seattle.gov/transportation/permits-and-services/permits/applicant-guides/ag-2000>.

3. Schedule an appointment to submit your SDCI permit application through the Seattle Services Portal. You must have all application materials submitted by 7:00 a.m. the day of your appointment, including a copy of this report. You should be available for questions but do not need to attend an appointment in person.

### Questions About This Report

If you have questions about the information in this report, contact the staff member for each section.

#### SDCI Drainage Requirements

Valerie Monsey, (206) 684-8613, [valerie.monsey@seattle.gov](mailto:valerie.monsey@seattle.gov)

#### SDCI Land Use Requirements

Ted Demin, [Ted.Demin@seattle.gov](mailto:Ted.Demin@seattle.gov)

#### SDCI Preapplication Site Visit Requirements

Titus Tramble, (206) 684-4668, [Titus.Tramble@seattle.gov](mailto:Titus.Tramble@seattle.gov)

#### Seattle City Light Requirements

German Gutierrez, [German.GuierrezMurillo@seattle.gov](mailto:German.GuierrezMurillo@seattle.gov)

#### Seattle Department of Transportation Requirements

Hayden Campbell, [Hayden.Campbell@seattle.gov](mailto:Hayden.Campbell@seattle.gov)

## Seattle Public Utilities Requirements

Matt Recker, (206) 684-0139, [Matthew.Recker@seattle.gov](mailto:Matthew.Recker@seattle.gov)

## Seattle Public Utilities Solid Waste Plan Review

Angela Wallis, (206) 684-4166, [angela.wallis@seattle.gov](mailto:angela.wallis@seattle.gov)

## Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### SDCI Drainage Requirements

The following requirements are based on the **2021 Stormwater Code**, associated Director's Rules, and the current Side Sewer Code. \* Note: the 2021 Stormwater Code becomes effective on July 1, 2021. Projects with an accepted application (successful SDCI permit intake) date on or after July 1, 2021 will be reviewed under the new code. The drainage requirements indicated below are based on the **2021 Stormwater Code**. If your project will be submitted prior to July 1, 2021, please contact the SDCI Drainage Reviewer to determine drainage requirements. \*

#### **Existing Public Drainage and Sanitary Sewer Infrastructure**

SPU Public Sanitary Sewer (PSS) main location: **NE 45th St**

SPU PSS size: **8" diameter**

SPU Public Storm Drain (PSD) main location: **NE 45th St**

SPU PSD size: **18" diameter**

Other Sanitary or Combined mains: **King County Combined Main in Union Bay PI NE**

Other Sanitary or Combined size: **42" diameter**

#### **Drainage**

##### **Infiltration Investigation Required: No**

This project is in an area that does not require Infiltration Investigation/Evaluation to meet On-site Stormwater Management, Flow Control, or Water Quality requirements due to proximity to ECA steep slopes, landslide prone areas, or historical landfills.

#### **Project Type and Drainage Basin**

The storm drainage point of discharge ([SMC 22.805.020](#)) is located at: **Public storm drain system** See "Other Requirements" below

Project Type: **Parcel-based**

Drainage Basin: **Non-listed creeks**

#### **Drainage Control Compliance**

Drainage Review Required: **Yes**

Drainage Control Review is required for this project per the Seattle Stormwater Manual (Joint Directors' Rule SDCI 10-2021 / SPU DWW-200). See Volume 1, Chapter 8 for complete submittal requirements.

Submit a completed [Standard Construction Stormwater Control and Post Construction Soil Management \(CSC/SOIL\) Plan](#) and a completed [Standard Drainage and Wastewater Control \(DWC\)](#)

**Plan** including the **Site and Drainage Control Summary** from the [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface or 1 acres or more of land disturbing activity, the submitted documents shall be prepared by a licensed engineer and a separate **Drainage Report** is required.

Note: the title blocks of the DWC and CSC/SOIL Plan templates may be modified but all information, notes, and details on the templates are required on the plans.

Soil Amendment Required: **Yes**

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All new, replaced, and disturbed topsoil shall be amended with organic matter prior to completion of the project to improve onsite management of drainage water flow and water quality per the Seattle Stormwater Manual Volume 1, Section 4.1 or 4.4 and Volume 3, Section 5.1. Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or altered in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per the Seattle Stormwater Manual Volume 1, Sections 4.4 and 5.2.

Flow control standards must be first met by utilizing **On-site Stormwater Management** to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using On-site Stormwater Management BMP's.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

Flow Control Required: **Pre-Developed Pasture Standard**

This project site discharges to a **Non-listed Creek Basin**. Based on the Site Plan submitted with the preliminary application, this project will be required to provide flow control meeting the **Pre-developed Pasture Standard** per the Seattle Stormwater Manual Volume 1, Section 4.4.3.3 and 5.3.3 since there will be 5,000 square feet or more of new plus replaced hard surface or more than 3/4 acres of converted vegetation.

Projects with less than 10,000 sf new plus replaced hard surface can use the Pre-sized Flow Control Calculator. <http://www.seattle.gov/Documents/Departments/SDCI/Forms/PreSizedFlowControlCalculator.xlsx> Otherwise, stormwater modeling using an approved continuous runoff model by a licensed Civil Engineer is required.

## **Water Quality**

No requirements

## **Wastewater**

**The wastewater/sanitary approved point of discharge (SMC 21.16.070.B) is located at SPU sanitary sewer or King County combined main.**

**King County Capacity Charge:** All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#). (King County Code No. 28.84.050.0.1)

Submit completed and signed King County Sewer Capacity Charge form/s with the building permit submittal. These forms are available on the SDCI Stormwater Code website under Forms and Documents.

## Permanent and Temporary Dewatering

**Approved Point of Discharge for Sub-surface Drainage** (e.g. footing drains, sub-surface wall drains, underslab drains, etc.): **Public Storm Drain Main.**

## Side Sewer

### Connection to Existing Side Sewers

The existing side sewer for a new or converted building or dwelling unit may be reused if the requirements of SMC 21.16.240 are met.

If there is an increase of dwelling units or buildings, the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer **and the side sewer will typically require rehabilitation (e.g. pipe lining)** as directed by Section V.M of the *Requirements for Design and Construction of Side Sewers (Drainage and Wastewater Discharges)* [Directors' Rule DPD4-2011/SPU 2011-004](#).

### Separate Side Sewers Required for Commercial, Industrial, Institutional, or Mixed-Use Buildings or Properties

Per SMC 21.16.230. - CONNECTIONS TO NEW OR CONVERTED BUILDINGS. B. Only one commercial, industrial, institutional, or mixed-use property or building shall be connected to a side sewer. Sanitary side sewers will not be permitted to be shared with other properties and each building with these types of uses must have its own, separate, side sewer connection to the City Sanitary or Combined Sewer Main. Existing side sewers that are shared with other buildings or properties will not be permitted to be re-used.

Storm service drains may be shared within a single commercial, industrial, institutional, or mixed-use property, but they may not be shared with other properties

### Other Requirements

- This site is in a Category 2 Peat Settlement-Prone area. Foundation drains are not allowed without specific approval from the SDCI Geotechnical Engineering Review Team. Temporary construction groundwater dewatering restrictions may also apply.
- The public storm main in NE 45th St discharges to Lower Ravenna Creek. Lower Ravenna Creek is designated as a Wetland, in addition to being identified as a Non-Listed Creek, so the wetland flow control standards will also apply.
- Any changes to the existing King County connection will require approval from King County.

## SDCI Land Use Code Requirements

## Street Requirements

Based on the scope of your proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review [Streets Illustrated](https://streetsillustrated.seattle.gov), the Right-of-Way Improvements Manual for design criteria (<https://streetsillustrated.seattle.gov>). Show the required street improvements on your "enhanced site plan" that you submit with your SDCI permit application (see TIP 103, Site Plan Requirements, for more information on site plan requirements). If an SDOT Street Improvement Plan (SIP) or SIP Lite is required, please list the SDOT project number and SDOT contact name on your enhanced site plan. Your required SIP must be accepted by SDOT before you submit your SDCI permit application.

### NE 45TH ST

Curb ramps are required at the intersection adjacent to this lot.

A concrete sidewalk and curb will be required to be installed in the portion of right-of-way abutting this lot.

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these requirements.

Any planting proposed within the ROW must be reviewed and approved by SDCI and SDOT.

The existing sidewalk, curb ramp, and/or accessible crossing does not appear to comply with the Right-of-Way Improvements Manual standards. Please work with SDOT to bring these improvements into compliance.

### UNION BAY PL NE

Curb ramps are required at the intersection adjacent to this lot.

A concrete sidewalk and curb will be required to be installed in the portion of right-of-way abutting this lot.

Grading to future ROW grade.

New structures must be designed to accommodate right-of-way improvements.

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these requirements.

Any planting proposed within the ROW must be reviewed and approved by SDCI and SDOT.

A 1' foot dedication is required. Refer to Tip 2203, [Dedication of Right of Way or Easement](#). Please label on Site Plan.

The existing sidewalk, curb ramp, and/or accessible crossing does not appear to comply with the Right-of-Way Improvements Manual standards. Please work with SDOT to bring these improvements into compliance.

## Land Use

Based on the documents provided, no street improvements are required per [SMC 23.53.015](#) and [SMC 23.53.006](#).

## Land Use

Based on the project scope, SEPA may be required. See Tip 208, [State Environmental Policy Act \(SEPA\) Review In Seattle](#) for more information. See [SMC 25.05.800](#) and SDCI Director's Rule 17-2019, [Exemptions from State Environmental Policy Act \(SEPA\) Requirements](#) for more details on projects that are exempt from environmental review.

It appears that your project will require Design Review. A pre-submittal conference will be required. Please see [SMC 23.41](#) for more information about Design Review.

For Full and Administrative Design Reviews, see Tip 238, [Design Review: General Information, Application Instructions, and Submittal Requirements](#).

For Streamlined Design Review, see Tip 238B, [Streamlined Design Review: General Information, Application Instructions, and Submittal Requirements](#).

You will receive an email from the Department of Neighborhoods regarding the community outreach requirement associated with Design Review. The email will direct you to an attachment on your project on the [Seattle Services Portal](#).

Preliminary screening of your project has been completed and it appears that your proposal is located in an environmentally critical area (ECA) which may require an ECA review and SEPA. For additional information about ECAs and SEPA, visit the [SDCI Land Use website](#).

An arborist report may be required. See Tip 242, [Tree Protection Regulations in Seattle](#) for more detail.

## Other Requirements

A presubmittal conference is required before submitting an application. Details for preparing and submitting a presubmittal conference request form can be found on our [Construction Presubmittal Conference Application](#) and our [Land Use Presubmittal Conference Application](#).

## Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

### ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Liquefaction

Landfill

Peat

### Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

### Existing ROW Conditions

#### NE 45TH ST

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6" inches

A storm inlet is located <600 ft from the site and prior to crossing a public right of way.

#### UNION BAY PL NE

Street conditions:

Asphalt paving

Curb conditions:

No curb adjacent to site

A storm inlet is located <600 ft from the site and prior to crossing a public right of way.

### **Potential Impacts to Seattle Parks Property**

No parks property in vicinity

### **Tree Protection**

Existing trees appear to be shown accurately on the site plan

### **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (Director's Rule 17-2017, Volume 2, [Storm Water Manual Vols. 1-5](#)).

#### **Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#).

### **Inspectors Notes**

Show all proposed grade changes, and depths.

### **Modifications to ECA Submittal Requirements**

#### **Standard Submittal Requirements for Projects in an ECA**

Your site is mapped as liquefaction prone. We require a Geotechnical report to address the liquefaction potential and mitigation actions (see Seattle Municipal Code [25.09.100](#)). If you believe your project is minor in scope so that you may not need a geotechnical report, please see [Tip 327A, Environmentally Critical Areas Exemptions, Relief from Prohibition on Steep Slope Development, and Modifications to Submittal Requirements](#), for information on how to apply for Modification to Submittal Requirements.

Your site is mapped as being on an abandoned landfill. We require a report by a licensed civil/geotechnical engineer to provide recommendations for mitigation of methane gas buildup, subsidence, and earthquake-induced ground shaking. Refer to Seattle Municipal Code 25.09.220 A for more information.

Your site is mapped as being within 1,000 feet of a methane-producing landfill. We require a report by a licensed civil/geotechnical engineer to provide recommendations for mitigation of methane accumulation in enclosed spaces. Refer to Seattle Municipal Code 25.09.220 B for more information.

Your site is mapped as a peat settlement-prone area; see [Seattle Municipal Code 25.09.110](#) and Tip 325, [Environmentally Critical Areas: Peat Deposits](#).

### **Required:**

You need to provide a geotechnical report that addresses foundation support, temporary excavations, and infiltration requirements considering the peat soils that may be present on your and adjacent properties.



For construction activity requiring more than 30 inches of excavation, we require a geotechnical report meeting the standards of Director's Rule 13-2008, [Requirements for Measuring the Annual High Static Groundwater Level](#), to determine the annual high-static groundwater level. For Category 1 peat settlement-prone areas, you cannot have any development below the annual high-static groundwater level except as allowed in Seattle Municipal Code [25.09.110](#). For Category 2 peat settlement-prone areas, SDCI can waive this restriction if the geotechnical report demonstrates that there will be no off-site impacts.

Your construction activity creates new impervious surface in a Category 1 area. You need to offset all new impervious surface by an infiltration facility or soil amendments. You must conduct testing to determine the infiltration rate of the native soil for infiltration facility sizing. See Director's Rule 14-2008, [Infiltration Facilities in Peat Settlement-Prone Areas](#), for more information.

## **Seattle City Light Requirements**

### **Street/Alley Requirements NE 45TH ST**

**Clearance from Structures:** Fourteen (14) feet radial clearance is required between power lines, open supply conductors, and any part of the permanent structure per Seattle City Light Construction Standard D2-3 (<http://www.seattle.gov/light/engstd/docs2/d2-3.pdf>). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense.

**Working Clearance:** State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system.

**Submit plans for SCL review.** An SCL engineer will require scaled building elevation drawings to determine clearances. Survey information and plans must include property line designations along with all pole and high voltage line locations and elevations.

**Underground electrical facilities/conductors** require separation from other utilities. Review City Light Construction Standard 0214.00, Clearances Between SCL Underground Structures and Other Utility Structures in the Public Right-of-Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122).

**Meet fire safety clearances** from vaults and padmounted enclosures. Review SCL Construction Standards 0724.50 and 0732.50, (<http://www.seattle.gov/light/engstd/docs2/SES%202019%20Online.pdf>).

**Maintain access** to SCL facilities, electrical equipment, and meters.

**Other requirements:** Additional Working Clearance Requirements: For cranes and derricks working near 26kV power lines, the OSHA standard is 20 feet clearance from power lines.

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size and voltage details. Requirements for a primary service may alter the building design.

**Other requirements:** Clearance required between poles and driveways is 7.5 feet. See SDOT CAM 2204. Ensure that the proposed new driveway location does not conflict with the existing pole. Pole relocations are at the project's expense. Contact your Electrical Service Representative for further discussion.

### **UNION BAY PL NE**

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Other requirements: Clearance required between poles and driveways is 7.5 feet. See SDOT CAM 2204. Ensure that the proposed new driveway location does not conflict with the existing pole. Pole relocations are at the project's expense. Contact your Electrical Service Representative for further discussion.

## **Easements**

SCL power easement is required. Property survey may be required at project's expense.

SCL blanket power easement over the entire parent parcel may be required. Property survey may be required at project's expense. If this is a unit lot subdivision, a blanket easement is needed.

## **Conservation**

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. From insulation and windows to lighting and appliances, take advantage of new technologies and construct a more efficient building with our help. For more information: contact Phoebe Warren at (206)684-3795 or [phoebe.warren@seattle.gov](mailto:phoebe.warren@seattle.gov).

## **Notes to Applicant**

For new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Tamina Gann, 206-684-0749, [tamina.gann@seattle.gov](mailto:tamina.gann@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SCL review will be required when the complete permit application is submitted to SDCI.

## **SDOT Requirements**

The City of Seattle's Right-of-Way Improvements Manual, Streets Illustrated (ROWIM), SDOT Director's Rule 04-2017, and SDOT's Right-of-Way Opening and Restoration Rule (ROWORR), SDOT Director's Rule 01-2017, may be accessed from SDOT's Street Use website at:

<http://www.seattle.gov/transportation/permits-and-services/permits/rules-and-codes>. Whenever applicable, specific reference to these design documents is noted next to the requirements listed below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope. Final determination of area of work impact and restoration required under the ROWORR may be determined during permitting and/or following construction.

## **SDOT Permitting Information**

SDOT Plan Requirements: Engineered plan

Your project requires a complete street improvement plan (SIP) prepared by a licensed civil engineer. The SIP must be approved at 60% by SDOT prior to your SDCI construction intake appointment. SIP Design Guidance is required for 60% complete SIP approval; apply early. Please visit SDOT's Street Use website at:

[http://www.seattle.gov/transportation/stuse\\_sip.htm](http://www.seattle.gov/transportation/stuse_sip.htm) to review SDOT guidance, requirements and application materials to assist in developing your SIP.

Be advised all proposed private structures in the public right of way (ROW) require review by SDOT and may also require a Public Space permit. Examples of uses requiring a Public Space application and approval include retaining walls, stairs, fences, building overhangs, benches, and planters. Review considerations for approval include the location, purpose, and design of the proposal; if the public interest is served by the proposed use; and if the proposed encroachments don't preclude current and future public use of the ROW. All Public Space permits are temporary and revocable with 30 days' notice. Applicants should not design projects that require structures such as retaining walls and stairs in the right of way. Significant structures such as utility or pedestrian tunnels or skybridges may trigger a term permit, which requires City Council approval. Some Public Space permits require insurance or a recorded indemnification agreement. Public Space permits may also have annually recurring fees in addition to review, inspection, and issuance fees.

### Existing conditions review

The city's [Right-of-Way Improvements Manual](#) identifies recommended curb-to-curb, planting strip, and sidewalk widths by street type. The street types fronting this site are: Urban Village Main

Coordinate with Metro Transit regarding potential bus stop upgrades, service changes and/or temporary stop relocation. Refer to the Right-of-Way Improvements Manual section [3.10](#) for additional transit zone enhancements.

Proposed alternations to existing transportation operations must be approved by SDOT.

This site is located within an existing urban center or urban village. Most projects in urban villages must comply with the standard sidewalk cross-section defined in the Streets Illustrated Right-of-Way Improvements Manual, Section 3.2, fig. J.

### Street Improvement Requirements NE 45TH ST

Protect existing street trees: Street trees must be protected from injury unless approved for removal by SDOT Urban Forestry. Placing or storing construction materials within the dripline of a street tree or any action predictably leading to the premature death of a street tree or permanent damage to its health, including root cutting, girdling, unauthorized pruning, are not allowed per Director's Rule 3-2014. SDOT Urban Forestry may approve removal and replacement of street trees based on condition assessment. A 2-week Public Notice posting is required before removal of trees approved by SDOT for removal and replacement. **To apply for an SDOT Urban Forestry Construction Permit to authorize pruning or removal, visit the City of Seattle Services portal at: <https://cosaccela.seattle.gov/Portal/welcome.aspx>**

New street trees: Street trees shall be installed between sidewalk and curb in the planting strip or tree pits, per Streets Illustrated standards (see section 3.6) unless otherwise approved by the SDOT Urban Forestry Landscape Architect's Office. Street trees must be planted between October 1st and April 30th unless installed with automatic irrigation. Property owners are responsible for the ongoing maintenance of street trees, per Director's Rule 03-14 Street Tree Manual. **To apply for an SDOT Urban Forestry Construction Permit for tree planting, visit the City of Seattle Services portal at: <https://cosaccela.seattle.gov/Portal/welcome.aspx>**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by SDCI. If there is not a concrete curb in front of the project, a permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

Improve the sidewalk and planting strip dimensions to meet the standards listed in the Right-of-Way Improvements Manual for this street type.

Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

## **UNION BAY PL NE**

Protect existing street trees: Street trees must be protected from injury unless approved for removal by SDOT Urban Forestry. Placing or storing construction materials within the dripline of a street tree or any action predictably leading to the premature death of a street tree or permanent damage to its health, including root cutting, girdling, unauthorized pruning, are not allowed per Director's Rule 3-2014. SDOT Urban Forestry may approve removal and replacement of street trees based on condition assessment. A 2-week Public Notice posting is required before removal of trees approved by SDOT for removal and replacement. **To apply for an SDOT Urban Forestry Construction Permit to authorize pruning or removal, visit the City of Seattle Services portal at: <https://cosaccela.seattle.gov/Portal/welcome.aspx>**

New street trees: Street trees shall be installed between sidewalk and curb in the planting strip or tree pits, per Streets Illustrated standards (see section 3.6) unless otherwise approved by the SDOT Urban Forestry Landscape Architect's Office. Street trees must be planted between October 1st and April 30th unless installed with automatic irrigation. Property owners are responsible for the ongoing maintenance of street trees, per Director's Rule 03-14 Street Tree Manual. **To apply for an SDOT Urban Forestry Construction Permit for tree planting, visit the City of Seattle Services portal at: <https://cosaccela.seattle.gov/Portal/welcome.aspx>**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) as well as the City of Seattle Standard Plan 420, 421 and 422.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

Improve the sidewalk and planting strip dimensions to meet the standards listed in the Right-of-Way Improvements Manual for this street type.

Street drainage collection may be required when street improvements are installed. See Seattle Right of Way Improvements Manual (ROWIM) section 3.4.

Other requirements: 1' dedication required. SIP triggered for new curb.

## **Construction management**

Construction staging in the right-of-way (ROW) may not be allowed, particularly on streets in a [construction coordination hub](#) (i.e. Downtown Core, South Lake Union, or Capitol Hill) or on streets with peak hour parking restrictions.

Maintain pedestrian mobility around the site and peak hour traffic flow during construction. Review SDOT CAM 2110 and Director's Rule 10-2015:

<http://www.seattle.gov/Documents/Departments/SDOT/CAMs/cam2110.pdf>

This project is in an area with multiple private and public projects impacting the right-of-way. Coordination with the SDOT Project Coordination and Construction Office (PCCO) project manager is strongly encouraged.

SDOT strongly recommends identifying all telecom needs for the building and tenants and installing connections prior to final street improvement restoration. Often, tenants take possession of a space and request telecommunication service connections requiring excavation through new sidewalk and street surfaces, increasing the cost of service and disrupting the public.

## **SPU Requirements**

## Flow Control Compliance

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

On-site Stormwater Management. All trail and sidewalk projects with 2,000 square feet or more of new plus replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.

## Water Availability

If required, you will receive a separate water availability certificate from SPU outlining any water requirements.

## SOLID WASTE

Your project is fronted by a major arterial. An alternate location for pickup of your solid waste is required. Please contact Angela Wallis, (206) 684-4166, [Angela.Wallis@seattle.gov](mailto:Angela.Wallis@seattle.gov).

We require an SPU review of solid waste storage and service plans for:

- Multifamily (including townhouse, rowhouse, or live-work) and mixed-use developments with five or more units;
- Buildings using compactors;
- Commercial or industrial projects with a gross floor area of 5,000 square feet or greater;
- Projects seeking a storage or access modification from the Land Use Code (SMC 23.54.040.I).

Please review SMC 23.54.040 and SMC 21.36.080 for solid waste storage and service requirements. When development is adjacent to an available alley right-of-way, solid waste collection from the alley is standard. Contact SPU early at [spu\\_solidwasteplanreview@seattle.gov](mailto:spu_solidwasteplanreview@seattle.gov) to confirm collection location. You can find the guidelines for solid waste in [CAM 1301: Solid Waste Information for Developers](#). Please also see our webpage at <http://www.seattle.gov/utilities/construction-resources/collection-and-disposal/storage-and-access>. For the project types listed above, you need to submit your [Checklist for Developers](#) to SPU Solid Waste Plan Review lead Angela Wallis at [SPU\\_SolidWastePlanReview@seattle.gov](mailto:SPU_SolidWastePlanReview@seattle.gov), or call: (206) 684-4166 with questions.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).